

CITY OF AUSTIN

ROW # 10724907

CASE # 2012-017858-R

TCAD # 0116082170000

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1809 Schulle

LEGAL DESCRIPTION: Subdivision - Tobin & Johnson Subd Amended Plat of Lots 7
& 8 BLK 4

Lot(s) 7A Block 4 Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Ryan Vinson on behalf of myself/ourselves as authorized agent for

Vinson Radke Investments affirm that on Feb 22nd, 2012,

hereby apply for a hearing before the Residential Design and Compatibility Commission
for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
Maximum Linear feet of Gables protruding from setback plane
Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

Side Wall Length Articulation

(Please describe request. Please be brief but thorough).

Increase FAR by 466 sq ft or approx. 7%. I have worked diligently for 11 months to

produce a plan meeting all city requirements and my desired needs for my home. Now

When I go to permitting it has been brought to our attention that our habitable attic space

Is no longer excluded, as of a few weeks ago. Impervious Cover is under 45% allotment.

in a SF-3 N/P zoning district. - West Austin

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) -
case goes to RDCC first. National Register Historical District (NRHD) Overlay:
without H or HD - case goes to Historic Landmark Commission first.

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REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

Two existing easements on the lot shrink buildable area and create trouble to produce a Floorplan acceptable to the owner. After 11 months of design around local building ordinances a plan that fit all guidelines was completed, to find out without Notice that a habitable attic exemption is no longer valid as of a few weeks ago.

REQUEST:

2. The request for the modification is unique to the property in that:

Design of area needing exemption was created to fit a recently removed portion of the Building ordinance and space is created underneath existing roof lines, thus not adding Any mass to the structure from the street view. Neighboring property was granted a FAR Variance and adds a large structure adjacent to subject and a variance would allow for a more cohesive feel to the street. Other properties in the vicinity also have similar FAR's.

Property has an unusual 10 ft ROW before the street creating a larger looking lot and smaller looking home because the home sits 35 ft off the street instead of 25 or less.

AREA CHARACTER:

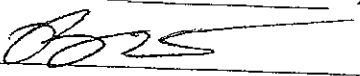
3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Modification will not affect street mass or any neighboring properties current or future Use. Modification will allow subject to more uniformly fit with the neighboring property In not being dwarfed as much by its size. Meets homeowners needs for children's space and bathrooms. Fits the size and scale of many homes in the surrounding neighborhood.

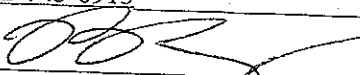
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3

**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER**

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 8701 Neider Dr
City, State Austin, TX Zip 78749
Phone 512-743-6913 Printed Name Ryan Vinson
Signature  Date 2/22/2012

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 8701 Neider Dr
City, State Austin, TX Zip 78749
Phone 512-743-6913 Printed Name Ryan Vinson
Signature  Date 2/22/2012

B1/4

City of Austin Residential Permit Application Residential Review, 2 nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747		PR # <u>12-017858-R</u> Assigned <u>EV 2-23-2012</u> Review Date <u>2/23/2012</u> Reviewed/Approved:	BP # <u>12</u> Due Date <u>3-1-2012</u> Issue Date Issued:
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Project Information	
Project Address: <u>1809 Schulle AVENUE</u>	Tax Parcel ID: <u>01168217</u>
Legal Description: <u>Lot 7A B1K 4 Tobin & Johnson Subd</u>	
Zoning: <u>SF-3MP</u> <u>W.A.N.G.</u>	Lot Size (square feet): <u>6825</u> ✓
Neighborhood Plan Area (if applicable): <u>WEST AUSTIN</u>	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <u>Y</u> <u>N</u>	wastewater availability? <u>Y</u> <u>N</u>
If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have a septic system? <u>Y</u> <u>N</u>	If yes, submit a copy of approved septic permit to construct
Does this site require a cut or fill in excess of four (4) feet? If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <u>Y</u> <u>N</u>	Is this site adjacent to a paved alley? <u>Y</u> <u>N</u>
Does this site have a Board of Adjustment (BOA) variance? <u>Y</u> <u>N</u>	Case # (if applicable)
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone. Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Note: Proximity to a floodplain may require additional review time.	

Description of Work	
Existing Use: <u>vacant</u> single-family residential duplex residential two-family residential other	
Proposed Use: <u>vacant</u> <u>single-family residential</u> duplex residential two-family residential other	
Project Type: <u>new construction</u> addition addition/remodel remodel/repair other	
# of bedrooms existing: <u>0</u> # of bedrooms proposed: <u>3</u> # of baths existing: <u>0</u> # of baths proposed: <u>3.5</u>	
Will all or part of an existing exterior wall be removed as part of the project? <u>Y</u> <u>N</u> Note: Removal of all or part of a structure requires a demolition permit.	
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) <u>New construction of single family home - 2 story</u> <u>3.3bed 3.5 bath</u>	
Trades Permits Required: <u>electric</u> <u>plumbing</u> <u>mechanical (HVAC)</u> <u>concrete (right-of-way)</u>	

Job Valuation		
Total Job Valuation: \$ <u>300,000</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>100%</u>	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Primary Structure: \$	Bldg: \$ Elec: \$
	Accessory Structure: \$	Plmbg: \$ Mech: \$

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Subchapter F - 'McMansion'

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total
1 st Floor	<u>0</u>	<u>1913</u>		<u>1913</u>
2 nd Floor		<u>1002</u>		<u>1002</u>
3 rd Floor				
Basement				
Attic				
Garage (attached)		<u>473</u>	<u>200 Ft</u>	<u>473 - 273</u>
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)				

TOTAL GROSS FLOOR AREA 3188

2300 or 2730
WHICH EVER IS GREATER.
(458 #)

(Total Gross Floor Area / lot size) x 100 = 46.8 Floor-To-Area Ratio (FAR)

- Is this project claiming a "parking area" exemption as described under Article 3?
- Is this project claiming a "ground floor porch" exemption as described under Article 3?
- Is this project claiming a "basement" exemption as described under Article 3?
- Is this project claiming a "habitable attic" exemption as described under Article 3?
- Is a sidewall articulation required for this project?
- Does any portion of the structure extend beyond a setback plane?

☒ Y ☐ N
☐ Y ☒ N
☐ Y ☒ N
☒ Y ☒ N
☒ Y ☒ N
☐ Y ☒ N

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

B1/6

6825 JA **Site Development Information**

Building Coverage Information
 Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Existing Building Coverage (sq ft): 0 % of lot size: 0

Proposed Building Coverage (sq ft): ~~2738~~ % of lot size: 40.0 @ 40% = 2730

Impervious Cover Information
 Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Cover (sq ft): 0 % of lot size: 0

Proposed Impervious Cover (sq ft): 2976 % of lot size: 43.6 @ 45% = 3071

Setbacks
 Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y ☒ N

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y ☒ N

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y ☒ N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) **Parking** (LDC 25-6 Appendix A & 25-6-478)

Building Height: 26' 9" Number of Floors: 2 # of spaces required: 2 # of spaces provided: 2

Right-of-Way Information
 Is a sidewalk required for the proposed construction? (LDC-6-353) ☒ Y ☐ N

*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? ☒ Y ☐ N


Width of approach (measured at property line): 20 ft Distance from intersection (for corner lots only): ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ☐ N ☐

Building and Site Area			
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
1 st floor conditioned area		1921	1921
2 nd floor conditioned area		1002	1002
3 rd floor conditioned area			
Basement			
Covered Parking (garage or carport)		423	423
Covered Patio, Deck or Porch	/	344	344
Balcony			
Other			
Total Building Coverage			
Driveway		2738	2738
Sidewalks		238	238
Uncovered Patio	/	0	0
Uncovered Wood Deck (counts at 50%)			
AC pads			
Other (Pool Coping, Retaining Walls)			
Total Site Coverage			
Pool		2976	2976
Spa			

B/n

Contact Information			
Owner	Vinson Radtke Investments	Applicant or Agent	Rygo Vinson
Mailing Address	8701 Neider Dr. A1x 78715	Mailing Address	"
Phone	512-743-6913	Phone	"
Email	RygoVinson99@gmail.com	Email	"
Fax	288-8646	Fax	"
General Contractor	VRI	Design Professional	Design Originals
Mailing Address	Same as above	Mailing Address	10713 RR N 620 Ste 515 78726
Phone		Phone	512-845-2704
Email		Email	designoriginals@yahoo.com
Fax		Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	Y <input checked="" type="radio"/> N
<p>I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.</p> <p>I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.</p> <p>If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.</p> <p>I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.</p> <p>I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.</p> <p>I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.</p> <p>I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p>I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p>I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed. Tree protection is required per Section 25-8-603.</p> <p>Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p>I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</p> <p>I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.</p>	
Applicant's signature: 	Date: 2-23-12



City of Austin

Founded by Congress, Republic of Texas, 1839
Planning & Development Review Department
Residential Review
505 Barton Springs Road, 2nd Floor
Austin, Texas 78704

Bl/8

February 24, 2012

To Whom It May Concern::

The first review comments have been issued for a residential building permit for a new two story single family residence located at 1809 Schulle Avenue, Austin, Texas. The comments that have been issued are:

1. The proposed site plan shows the structure encroaching into the side yard setback on the left side. No structures can encroach into any setback.
2. Overhangs cannot encroach more than 2 feet into a required yard.
3. Place a north arrow to the site plan.
4. A new Tree permit is required, specifically, for this application.
5. Page 3 of the application is over the allowable 40% gross floor area. The allowable area at maximum is 2730 square feet. Your application is showing 3196 (46.8%).
6. Provide a section detail for the habitable attic and storage/mechanical areas.
7. Verify the square footage of the second floor to include these areas and show on pages 2 and 3 of the application.
8. Please resubmit the redlined plans, the original application and revised drawings to Residential Review specifically, to Edward Vigil. This review cannot proceed until revisions and any necessary applications and documents are submitted for review.
9. Please submit 2 full size complete set of drawings to scale and legible (24 x 36) and 1 small set to scale and legible (8.5 x 11 or 8.5 x 14).

Sincerely,

Edward Vigil
Planning & Development Review Department
Residential Review

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

☒ Check this box if
this is for a
building permit
only.

B1/A

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Steven Radke Phone 626-8645
Email Steven.Radke@Gmail.com Fax 288-8646
Project Name 1809 Schulle ☒ New Construction ☐ Remodeling
Project Address 1809 Schulle OR
Legal Description Lot 7A Blk 4 Tobin & Johnson Lot 7A Block 4
Requested Service Duration: ☒ Permanent Service ☒ Construction Power/Temp Service
(Usually less than 24 months)
Who is your electrical service provider? ☒ AE ☐ Other _____

☐ Overhead or ☐ Underground Voltage _____ ☐ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)
Service Main Size(s) _____ (amps) Number of Meters? _____
AE Service Length _____ (ft.) Conductor _____ (type & size)
SqFt Per Unit _____ #Units _____ ☐ All Electric ☐ Gas & Electric ☐ Other _____
Total AC Load _____ (Tons) Largest AC unit _____ (Tons)
LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: New Construction

Steven Radke 2/23/12 626-8645
ESPA Completed by (Signature & Print name) Date Phone

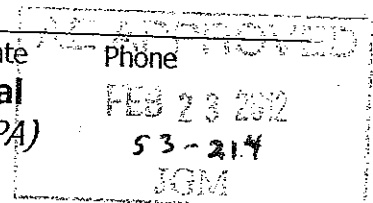
AE Representative _____ Approved: ☐ Yes ☐ No (Remarks on back)

Date _____ Phone _____

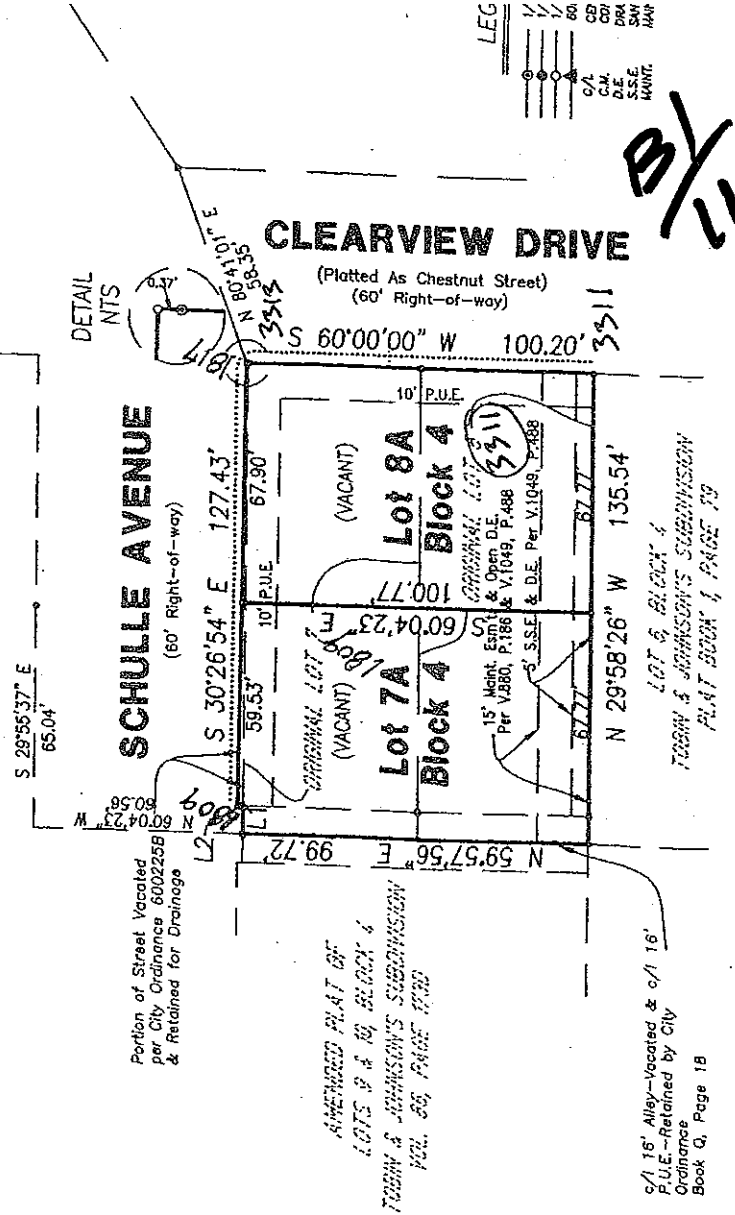
Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)

All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes

Version 1.1.0.0



AMENDED PLAT OF LOTS 7 & 8, BLOCK
TOBIN & JOHNSON'S SUBDIVISION





Tree Permit

Planning and Development Review Department

One Texas Center, 505 Barton Springs Road, 4th floor

Phone: (512) 974-1876

Fax: (512) 974-3010

Email: Michael.Embree@ci.austin.tx.us

Website: www.ci.austin.tx.us/trees

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Application request* (specify all that apply):

☐ Single Family Home / Duplex or ☐ Other

☒ Removal of a protected-size tree;

☐ Development exceeding allowable standards for encroachment in the tree's critical root zone;

☐ Removal of more than 30% of a tree's crown.

* Refer to Land Development Code (25-8-801) and Environmental Criteria Manual (Section 3, App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address of Property (including zip code): 1809 Schuller Ave Austin 78703

Name of Owner or Authorized Agent: Vinson Radtke Investments, LLC

Building Permit Number (if applicable): _____ ☐ Apply application fee to this permit (escrow)

Telephone #: 676-8645 Fax #: 288-8646 E-mail: StevenRadtke@VRTAustin.com

Type of Tree: Elm Tree Location on Lot: Back Right

Trunk size at 4 1/2 feet above ground: circumference (inches around) _____ or diameter 21 inches

General Tree Condition: Poor

Reason for Request: Tree in middle of buildable area Poor condition. Lot is heavily populated w/ trees

Owner/ Authorized Agent Signature _____

Date

- Attach an aerial drawing that includes the location of the tree and the proposed development, including driveways, utility lines, irrigation systems, etc. This application is reviewed for tree impact only; not for zoning or other applicable regulations.
- The application may be emailed, faxed, or delivered to the above address. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.

PERMIT DETERMINATION - To be completed by City Arborist Personnel

☐ Approved ☒ *Approved With Conditions ☐ Denied ☐ Statutory Denial (more information required)

Comments: Per attached plan, no excavation within 13.5' of cedar elm in N.E. corner of lot.

*Conditions of Approval: ☐ None;

☒ As described within Arborist Comments (see above); and

☒ Applicant agrees to plant 21 caliper inches, container grown, City of Austin Class 1 trees* (i.e. Live Oak, Cedar Elm, Mountain Laurel) on the lot prior to obtaining a Certificate of Occupancy (minimum 2-inch trunk diameter).

☒ Prior to development, applicant agrees to supply an 8-inch root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.

☐ Provide a receipt for remedial tree care and / or any required pruning as performed by a certified arborist.

☒ No impacts are permitted within the tree 1/2 critical root zone (*ECM 3.5.2), including trenching for utilities.

Owner/ Authorized Agent Signature _____

Date

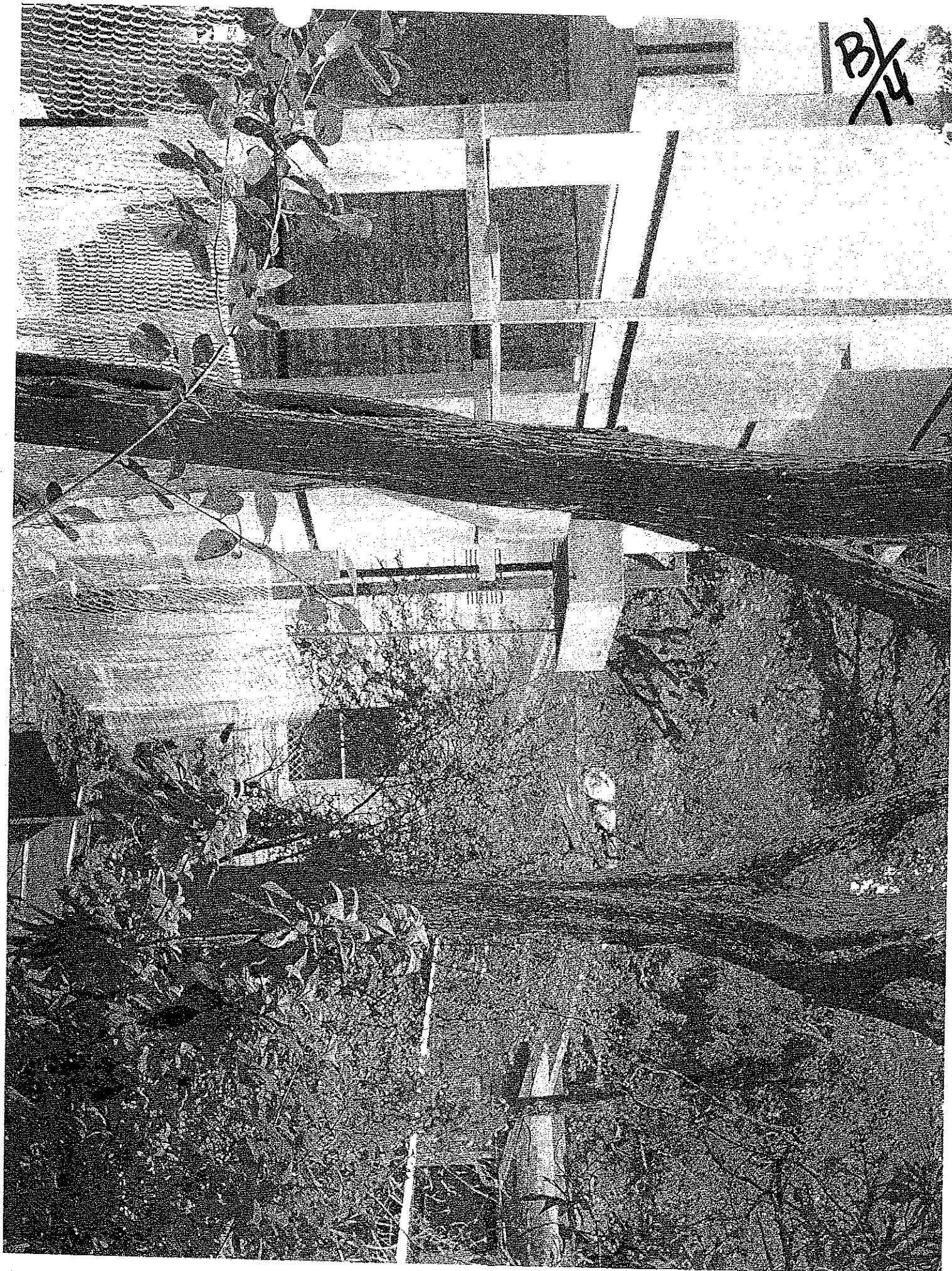
City Arborist Signature _____

Date

Post this permit on site while any proposed work is in progress.
Conditions for approval of this application must be met within 1 year of the effective date.

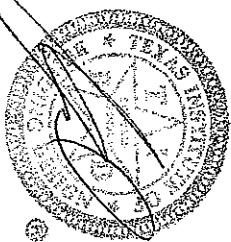
**VINSON - RADKE
INVESTMENTS LLC.**

B/14



All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

JOHN C. DAVIS, SR. FAS
DATE 2-29-12

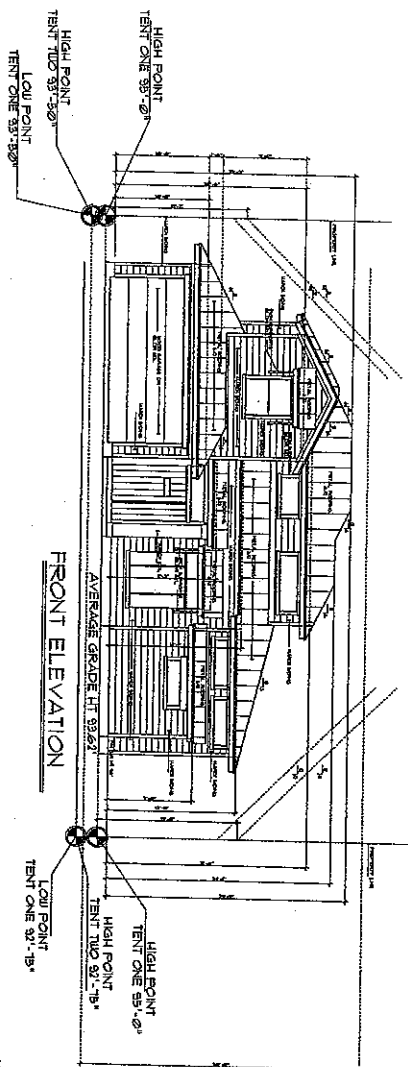


1809
SCHULLE

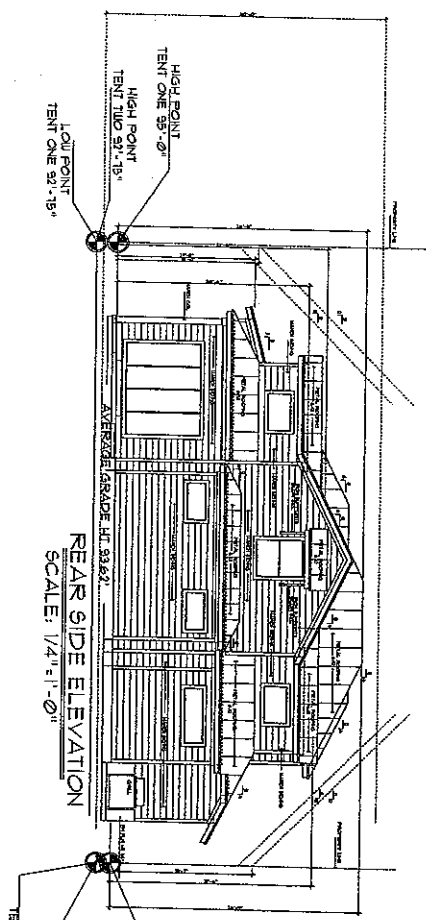
DESIGN ORIGINALS of Texas
home design center

VINSON - RADKE
INVESTMENTS LLC.

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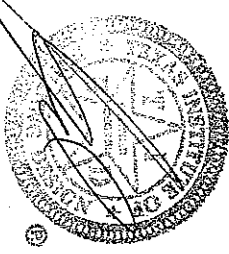
FRONT ELEVATION



REAR SIDE ELEVATION

SCALE: 1/4"=1'-0"

CONTRACT, SR. #401
DATE 11/02/12



FINISHED CUT GCS
ELEVATIONS

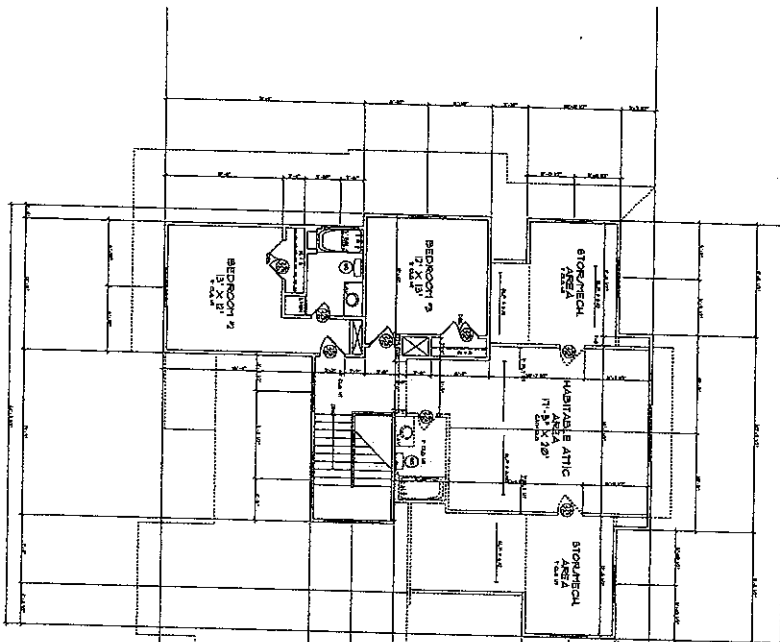


1809
SCHULLE AVENUE

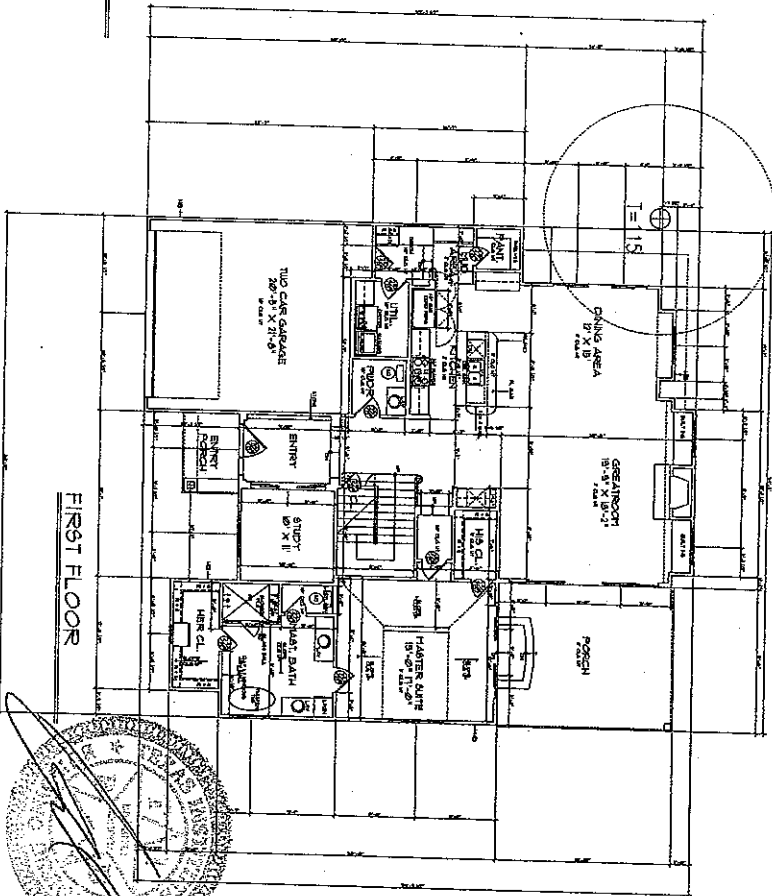
DESIGN ORIGINALS of Texas
home design center

VINSON - RADKE
INVESTMENTS LLC.

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SECOND FLOOR

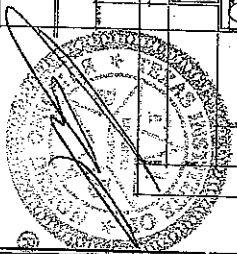


FIRST FLOOR

AREAS	AREA
FIRST FLOOR	831
SECOND FLOOR	537
TOTAL LIVING	1368
PORCHES	344
GARAGE	413
HABITABLE ATTIC	888
TOTAL COVERED	3116

SYMBOL LEGEND
1/4" = 1'-0"
1/8" = 1'-0"
1/16" = 1'-0"

JOHN C. DAVIS, SR. #49
DATE 2/20/12



AREAS	AREA
FIRST FLOOR	831
SECOND FLOOR	537
TOTAL LIVING	1368
PORCHES	344
GARAGE	413
HABITABLE ATTIC	888
TOTAL COVERED	3116

SYMBOL LEGEND
1/4" = 1'-0"
1/8" = 1'-0"
1/16" = 1'-0"

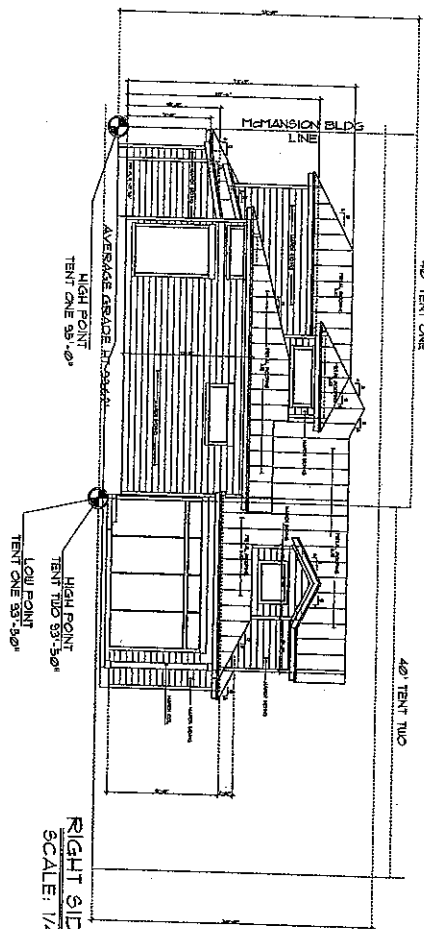
JOHN C. DAVIS, SR. #49
DATE 2/20/12

1809
SCHULLE AVENUE

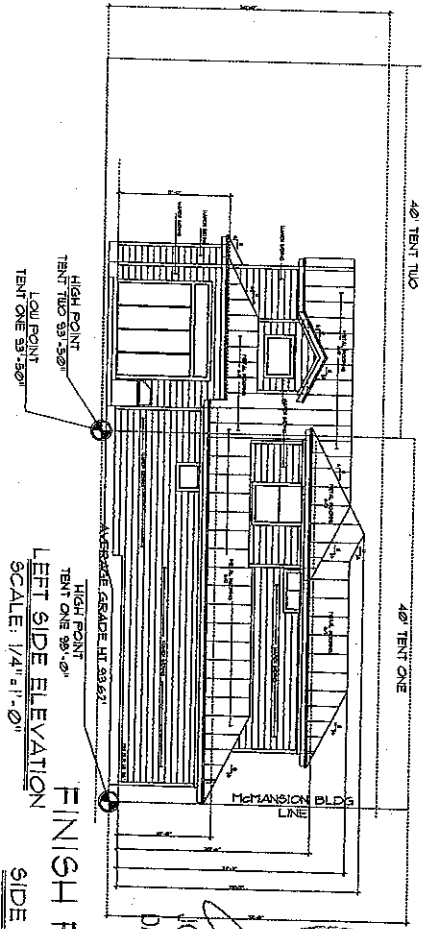
DESIGN ORIGINALS of Texas
home design center

VINSON - RADKE
INVESTMENTS LLC.

B1/18



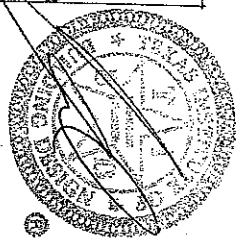
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS

JOHN C. DAKE, SR. #491
DATE 1/23/12

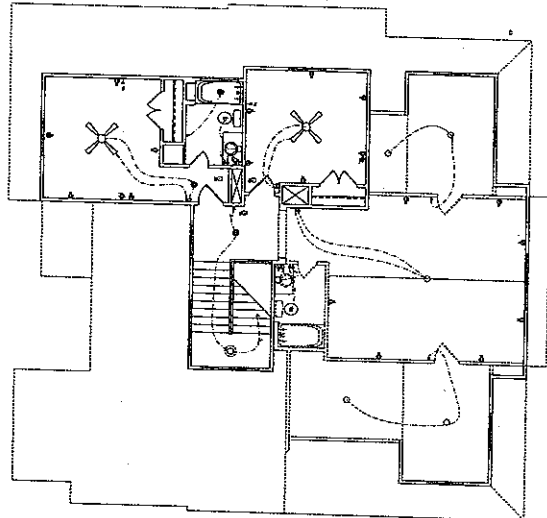


1809
SCHULLE AVENUE

DESIGN ORIGINALS of Texas
home design center

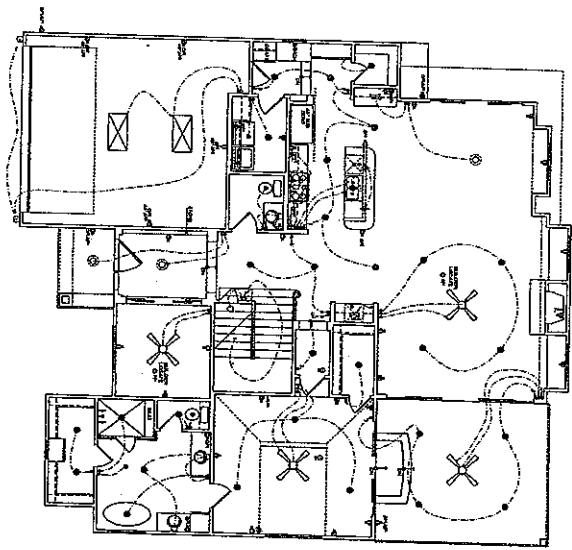
VINSON - RADKE
INVESTMENTS LLC.

B1/19



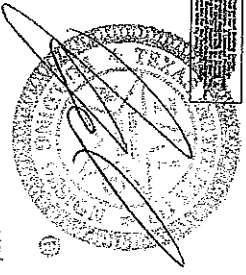
ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
(Symbol)	Single Phase
(Symbol)	Three Phase
(Symbol)	Grounding
(Symbol)	Panel
(Symbol)	Switch
(Symbol)	Outlet
(Symbol)	Light
(Symbol)	Motor
(Symbol)	Transformer
(Symbol)	Conduit
(Symbol)	Cable
(Symbol)	Wire
(Symbol)	Bus
(Symbol)	Breaker
(Symbol)	Fuse
(Symbol)	Relay
(Symbol)	Control
(Symbol)	Alarm
(Symbol)	Intercom
(Symbol)	Phone
(Symbol)	Television
(Symbol)	Radio
(Symbol)	Antenna
(Symbol)	Speaker
(Symbol)	Microphone
(Symbol)	Camera
(Symbol)	Doorbell
(Symbol)	Staircase
(Symbol)	Elevator
(Symbol)	Escalator
(Symbol)	Staircase
(Symbol)	Elevator
(Symbol)	Escalator



These drawings are prepared for the purpose of showing the location of electrical equipment and wiring. They are not to be used for any other purpose without the written consent of the designer.

These drawings are prepared for the purpose of showing the location of electrical equipment and wiring. They are not to be used for any other purpose without the written consent of the designer.



JOHN C. DAMM, SR. #4491
DATE: 7-19-12

ELECTRICAL PLANS

	<p>1809 SCHULLE AVENUE</p>	<p>DESIGN ORIGINALS of Texas home design center</p> <p>2002 CHANDLER ST., STE. 100 AUSTIN, TX 78704 OFFICE (512) 444-1172</p>	<p>VINSON - RADKE INVESTMENTS LLC.</p> <p>2002 CHANDLER ST., STE. 100 AUSTIN, TX 78704 OFFICE (512) 444-1172</p>
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[illegible]

1809
SCHULLE AVENUE



VINSON - RADKE
INVESTMENTS LLC.

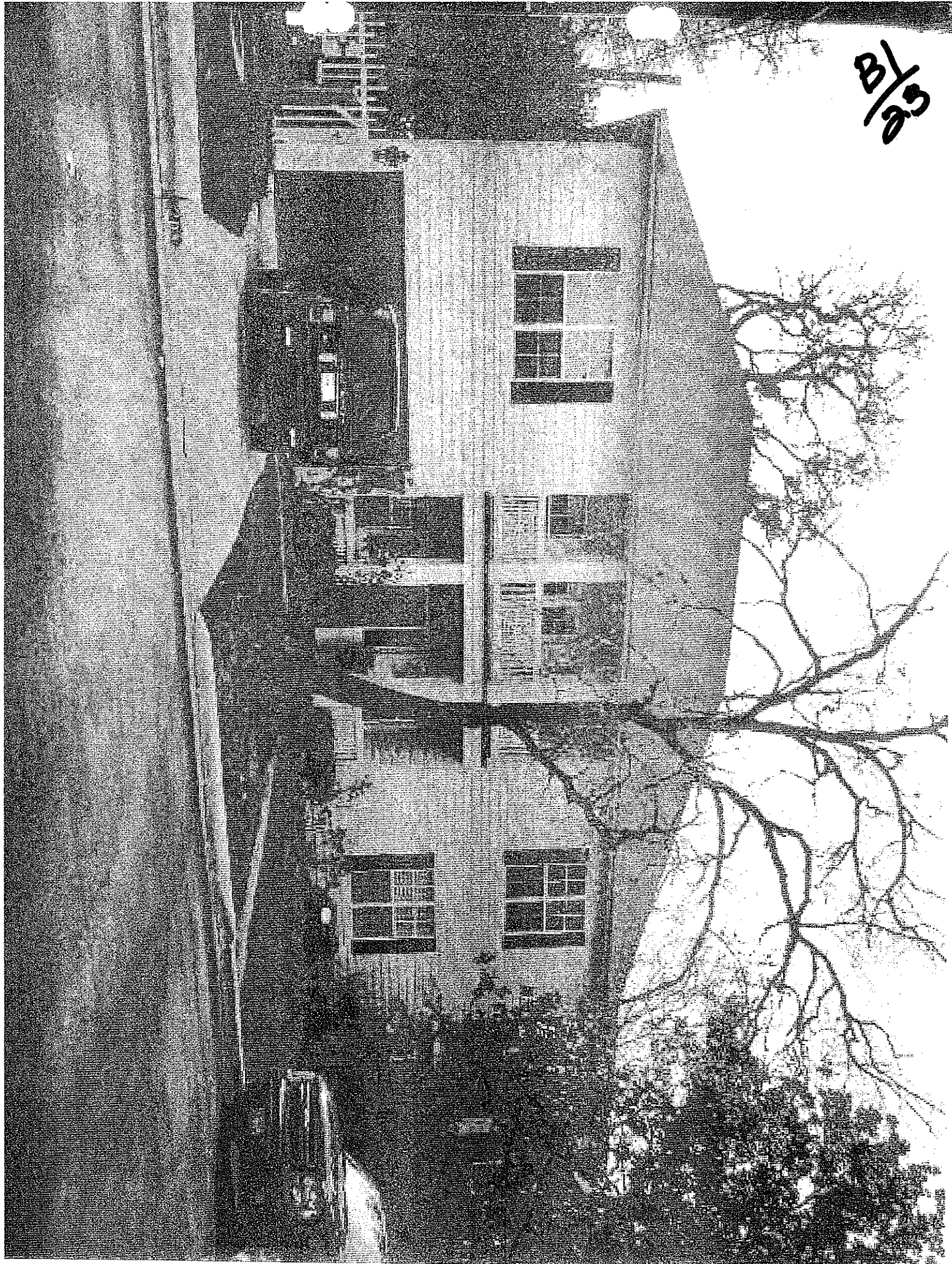
JOHN C. DAVIS, SR. #494
DATE 2-25-72



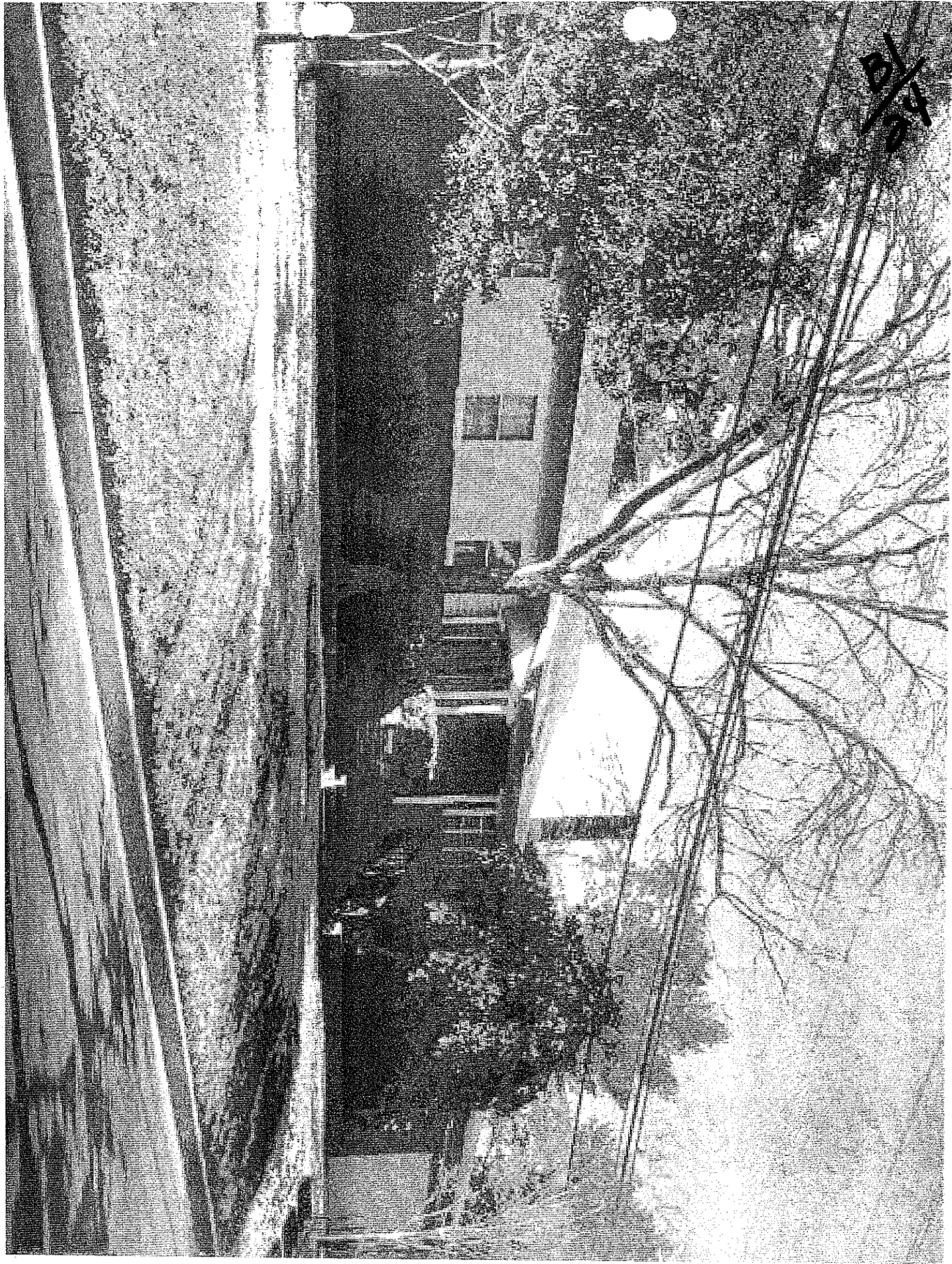
B1
20



B/23



B1
04



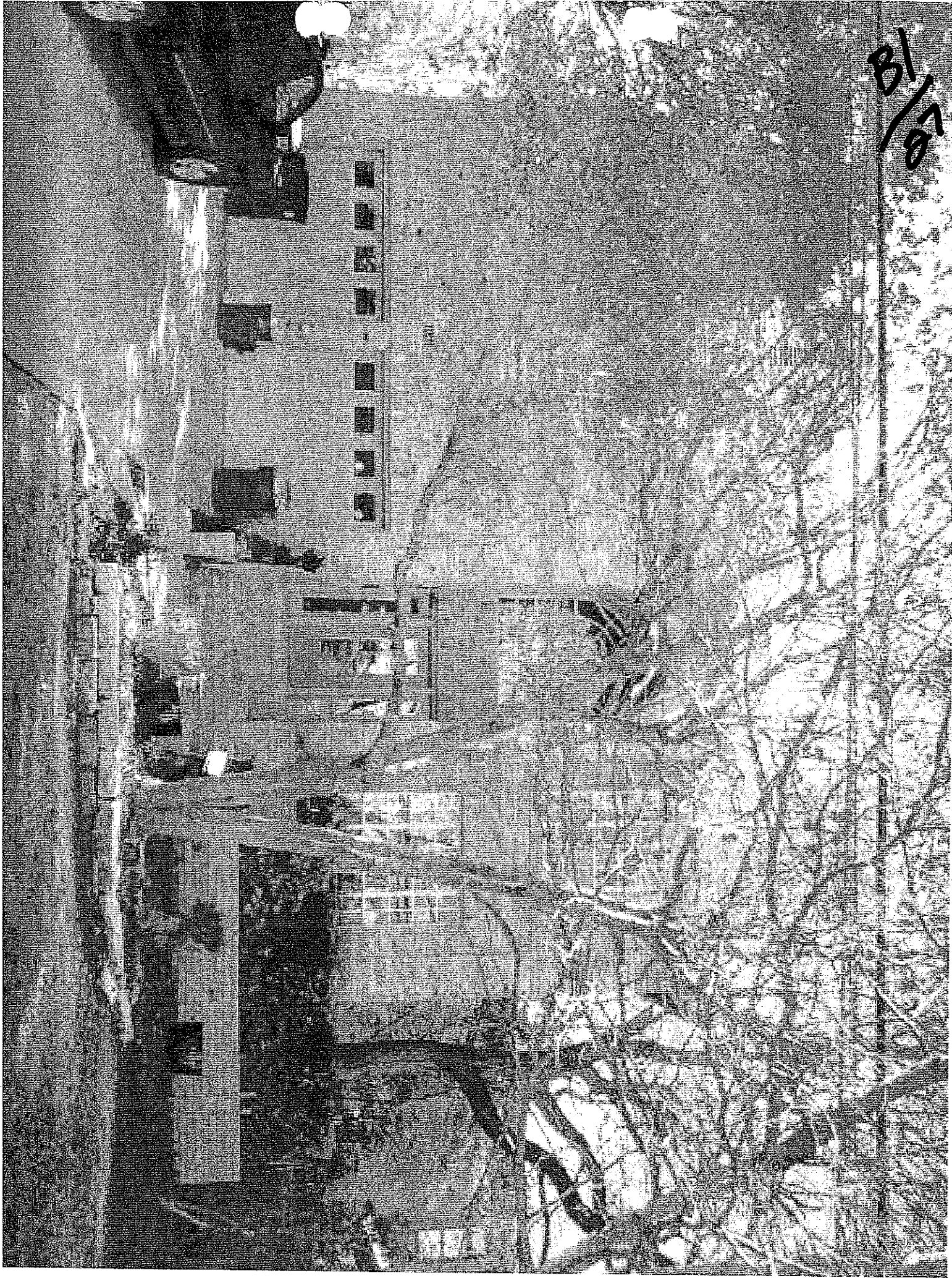
B1
25



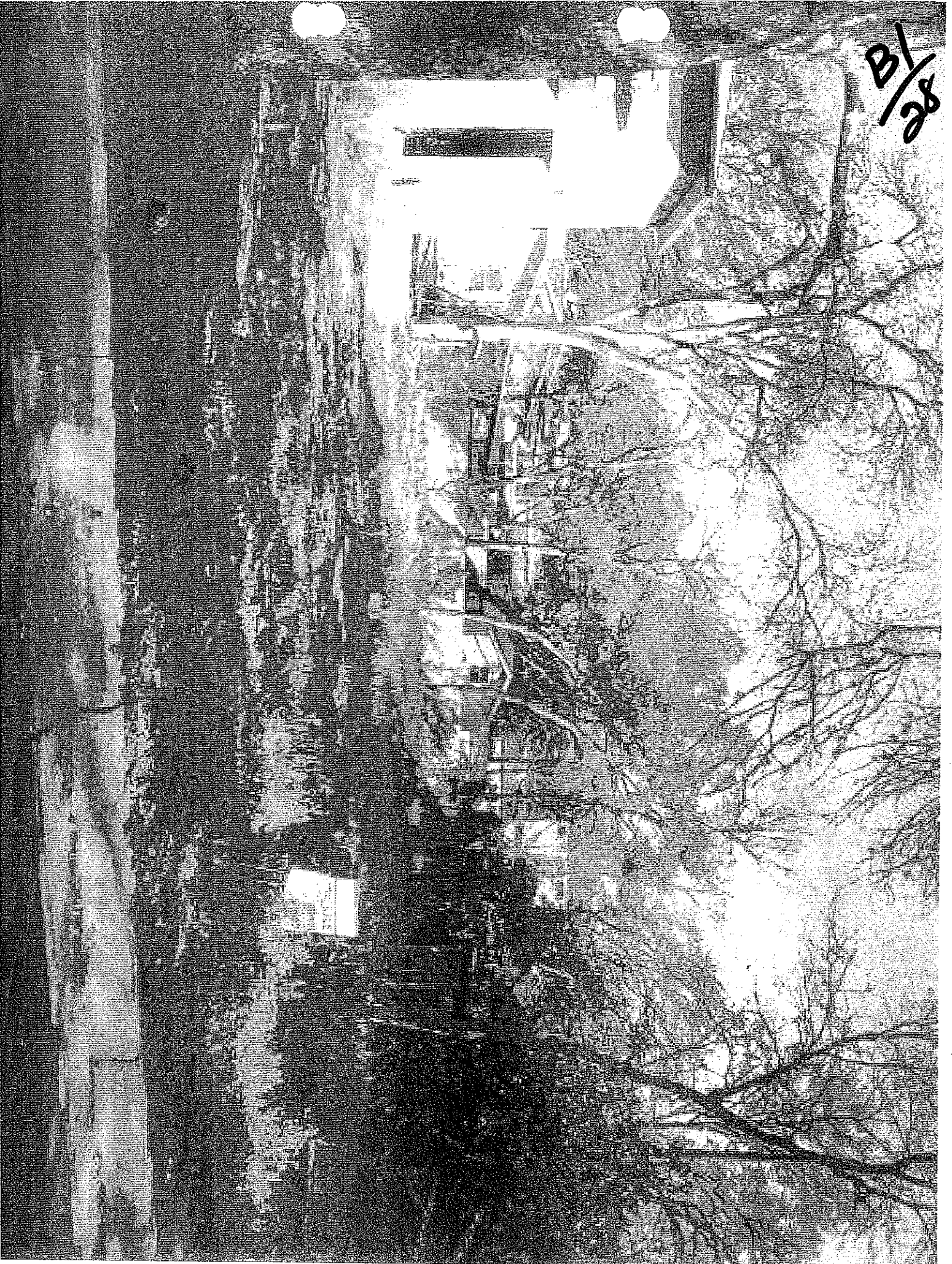
B1
26



B1
87



B1
28



B1/29



B1
30

